



Pool of Muckhart  
3, 4 & 5 bedroom homes



Springfield  
.co.uk

Pool of Muckhart



**House builder of the year**

# GREAT LOCATION BEAUTIFUL HOMES

Find out more about Springfield's collection of contemporary 3, 4 & 5 bedroom family homes.

# Get moving ➤

With our assisted move service

At Springfield we will do everything we can to help you move with the absolute minimum of stress or worry. Our team are experts on Assisted Move and we are with you helping you every step of the way, taking care of the detail and ensuring that you and your family's interests are the priority. We can assist you with the marketing of your current home and pay the marketing fees.

## Here's how it works:

1. Talk to our friendly Development Consultant at your chosen development.
2. We will arrange two independent valuations and agree a price at which to market your home.
3. You can choose which agent will market your property.
4. We will arrange to have a Home Report carried out on your current home and organise the marketing through your preferred nominated estate agent.
5. Your preferred new Springfield home will be held for four weeks once marketing of your current home has commenced, with a weekly review thereafter.





## A STUNNING LOCATION

At just under half a mile long, Pool of Muckhart is a homely, idyllic village resting at the foot of the Ochils in Clackmannanshire, just 3 miles northeast of Dollar.

It's all about location here. This is a place to escape to, leaving the hustle and bustle behind. It's an opportunity to slow things down and enjoy life at your own pace while benefiting from easy commuter routes to Scotland's larger towns and cities.

Pool of Muckhart's main thoroughfare is home to the dog friendly Inn at Muckhart where you can stop for a fine ale with your furry friend or enjoy a wholesome meal from their daily menu.

Family run coffee shop, Mona's of Muckhart is another fine establishment in the heart of the village. Here you can savour anything from the Mighty Mona (sausage, bacon, egg & black pudding on a large bap), an afternoon tea or a piping hot lasagne!

## LOCAL AMENITIES

There's a great range of local independent shops in nearby Dollar as well as a grocery store and pharmacy or you can head in the opposite direction to Kinross you will find more independent and convenience stores for your every day needs.

## TRANSPORT

For a small village, Pool of Muckhart has great connectivity. If you're travelling by car access to the M90 motorway is a 10 minute drive creating convenient links to major cities across Scotland. If it's public transport you're looking for then Alloa and Gleneagles train stations are less than a 20 minute drive away providing access to Stirling, Glasgow, Edinburgh, Perth & Dundee. Finally, bus routes can be found in nearby Dollar, Tillicoultry or Kinross providing links to more major routes.





## RECREATION & PARKS

If you enjoy the great outdoors, you'll want to make the most of Seamab hill and the surrounding Ochils. Rumbling Bridge Gorge on the River Devon is also a beautiful walk that you'll want to visit time and again.

There's a five aside pitch, along with a play park in the village and of course, Live Active Loch Leven in Kinross is an easy 15 minute drive, offering a 25m swimming pool and a fitness suite, ideal for both cardio and weight training.

Muckhart Golf Club is a magnificent 27 hole complex that really makes the most of its scenic location attracting players from around the globe.

## SCHOOLS AND EDUCATION

Muckhart Primary School is at the centre of the greater parish area, a mile south of Pool of Muckhart, off the A91. Relatively small in size, consisting of three classrooms and an assembly/dining hall, the school is a big part of the community, working closely with both parents and pupils to ensure the highest level of education.

There are also great after school clubs offer all manner of activities from drama and music to sport. Other Schools in the area include Strathdevon Primary School as well as Dollar Academy, Alva Academy and Kinross High School.



**Springfield Properties** has been building homes since the early 1990s. We have grown steadily ever since and now build homes across Scotland from the Highlands to the Borders. Whether you're looking to live and whether you're taking your first step on the property ladder, looking for the perfect family home or choosing a place to downsize – we're sure to have a home you'll love.





## QUALITY SERVICE AND AFTER SALES

Springfield is always working to find out what really matters to home owners and we work hard together every step of the way to help make your house a home.

We're committed to building the most energy efficient homes we can. For example each Springfield home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts which means minimal wastage.

We'll take care of you well after your move in date. With every Springfield property we offer an after sales service for the first two years.














## DEVELOPMENT PLAN

As you can see from the development plan Springfield Pool of Muckhart is a relatively small development of 38 plots with a nice mixture of three bedroom bungalows and four and five bedroom detached homes. Relative to its size the development offers a massive amount of outdoor space, perfect for making the most of the outdoors. Within the space to the left of the development there is a looped path to take the dog for a quick walk or enjoy the serenity of the outdoors, conveniently on your doorstep.

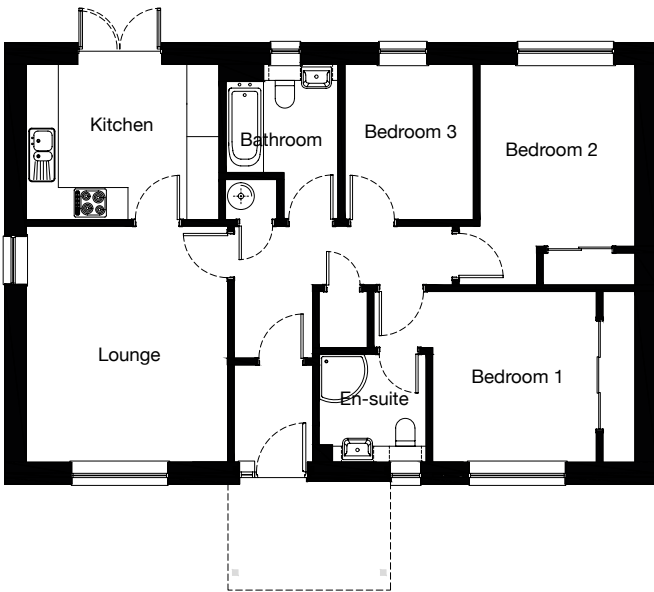




## KEY

	<b>Barra</b> 3 bedroom		<b>Arden</b> 4 bedroom		<b>Cramond</b> 4 bedroom		<b>Melford</b> 5 bedroom		<b>Dunning</b> 4 bedroom
	<b>Kincaig</b> 5 bedroom		<b>Culbin</b> 4 bedroom		<b>Bowmore</b> 5 bedroom		<b>Dunrobin</b> 5 bedroom		





# BARRA

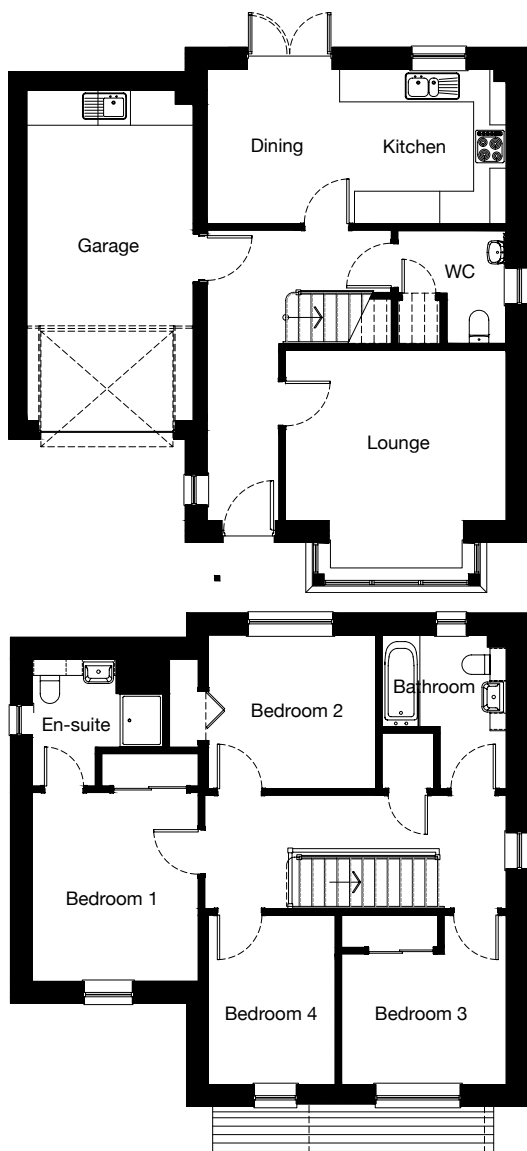
## 3 bedroom bungalow

### Ground Floor

Room	Metric	Imperial
Lounge	3761 x 4340 mm	12' 4" x 14' 3"
Kitchen	3600 x 3020 mm	11' 10" x 9' 11"
Bathroom	2090 x 2890 mm	6' 10" x 9' 6"
Bedroom 1	3059 x 3191 mm	10' x 10' 6"
En-suite	2000 x 2021 mm	6' 7" x 6' 8"
Bedroom 2	2897 x 3400 mm	9' 6" x 11' 2"
Bedroom 3	2400 x 2900 mm	7' 10" x 9' 6"

**Total Floor Area: 84m<sup>2</sup> / 909ft<sup>2</sup>**

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# ARDEN

## 4 bedroom detached

### Ground Floor

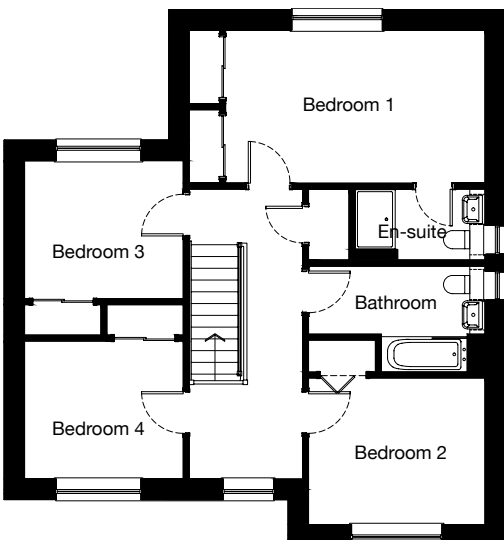
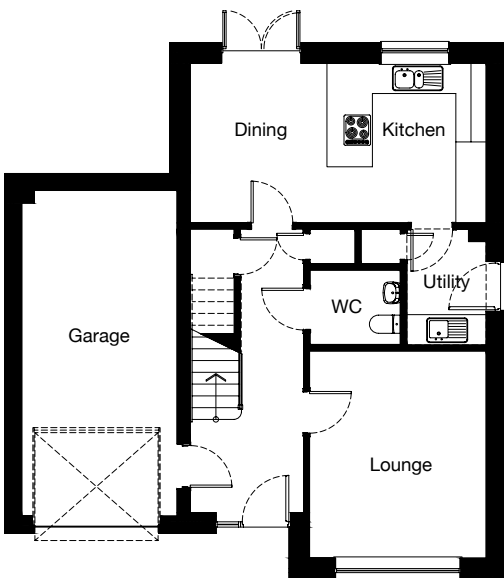
Room	Metric	Imperial
Lounge	4077 x 4041 mm	13' 5" x 13' 3"
Kitchen	3075 x 2850 mm	10' 1" x 9' 4"
Dining	2444 x 2850 mm	8' x 9' 4"
WC	1990 x 2080 mm	6' 6" x 6' 10"

### First Floor

Room	Metric	Imperial
Bedroom 1	3075 x 3499 mm	10' 1" x 11' 6"
En-suite	2422 x 2350 mm	7' 11" x 7' 9"
Bedroom 2	3099 x 2850 mm	10' 2" x 9' 4"
Bedroom 3	3050 x 2421 mm	10' x 7' 11"
Bedroom 4	2349 x 3141 mm	7' 8" x 10' 4"
Bathroom	2300 x 2850 mm	7' 7" x 9' 4"

**Total Floor Area: 113m<sup>2</sup> / 1224ft<sup>2</sup>**

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# CRAMOND

## 4 bedroom detached

### Ground Floor

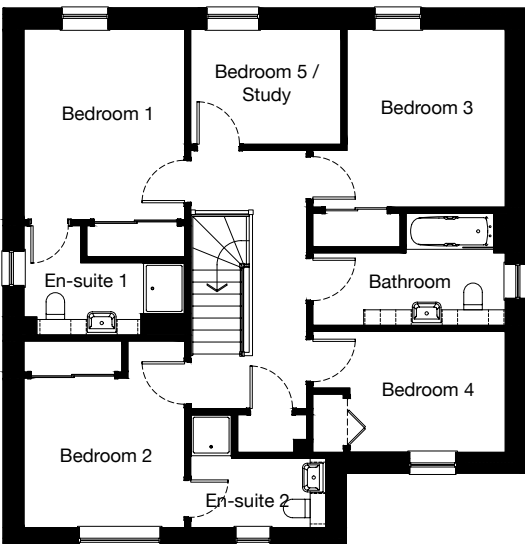
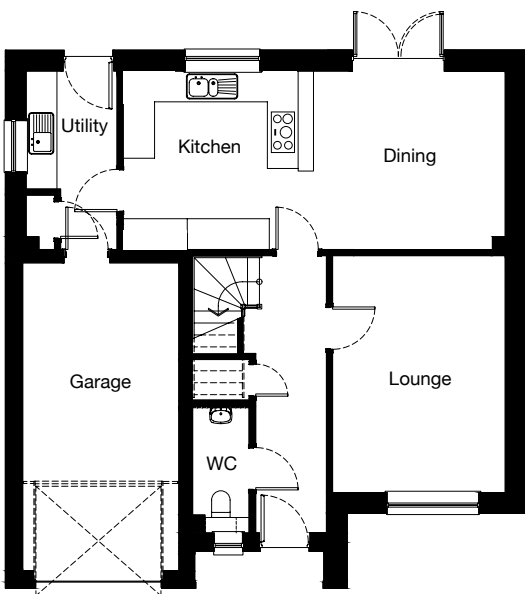
Room	Metric	Imperial
Lounge	3494 x 4099 mm	11' 6" x 13' 5"
Kitchen	3150 x 3160 mm	10' 4" x 10' 4"
Dining	2706 x 3160 mm	8' 11" x 10' 4"
Utility	1569 x 2285 mm	5' 2" x 7' 6"
WC	1785 x 1470 mm	5' 10" x 4' 10"

### First Floor

Room	Metric	Imperial
Bedroom 1	5136 x 3032 mm	16' 10" x 9' 11"
En-suite	2574 x 1400 mm	8' 5" x 4' 7"
Bedroom 2	3494 x 2902 mm	11' 6" x 9' 6"
Bedroom 3	3142 x 2733 mm	10' 4" x 9'
Bedroom 4	3142 x 2733 mm	10' 4" x 9'
Bathroom	3494 x 2100 mm	11' 6" x 6' 11"

**Total Floor Area: 131m<sup>2</sup> / 1410ft<sup>2</sup>**

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# MELFORD

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3367 x 4619 mm	11' 1" x 15' 2"
Kitchen	3713 x 3480 mm	12' 2" x 11' 5"
Dining	3739 x 3480 mm	12' 3" x 11' 5"
Utility	1772 x 3480 mm	5' 10" x 11' 5"
WC	1100 x 2470 mm	3' 7" x 8' 1"

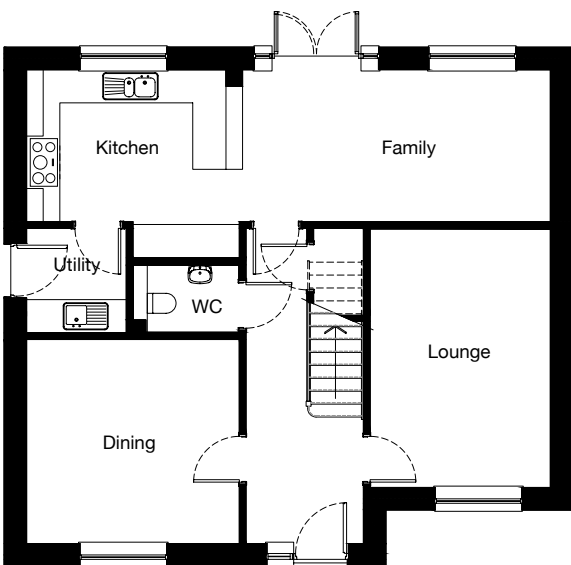
### First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 3700 mm	10' 3" x 12' 2"
En-suite 1	2321 x 1400 mm	7' 7" x 4' 7"
Bedroom 2	3117 x 3622 mm	10' 3" x 11' 11"
En-suite 2	2619 x 1343 mm	8' 7" x 4' 5"
Bedroom 3	3072 x 3458 mm	10' 1" x 11' 4"
Bedroom 4	3737 x 2346 mm	12' 3" x 7' 8"
Bedroom 5	2915 x 2238 mm	9' 7" x 7' 4"
Bathroom	3737 x 2175 mm	12' 3" x 7' 2"

**Total Floor Area: 148m<sup>2</sup> / 1602ft<sup>2</sup>**

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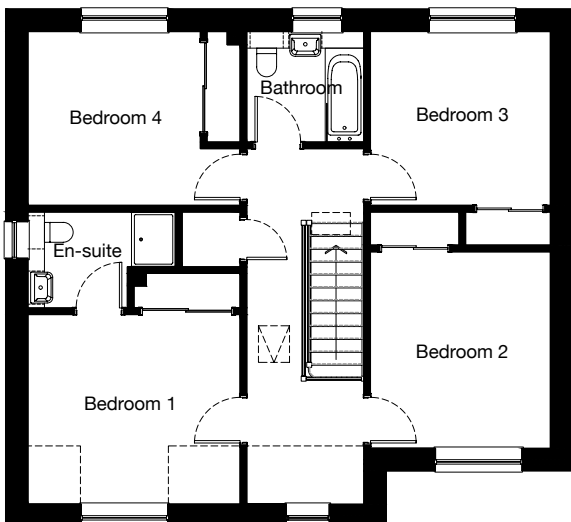


# DUNNING

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3255 x 4668 mm	10' 8" x 15' 4"
Kitchen	3900 x 2746 mm	12' 10" x 9'
Dining	3841 x 3683 mm	12' 7" x 12' 1"
Family	5557 x 2746 mm	18' 3" x 9'
Utility	1800 x 1900 mm	5' 11" x 6' 3"
WC	1903 x 1219 mm	6' 3" x 4'

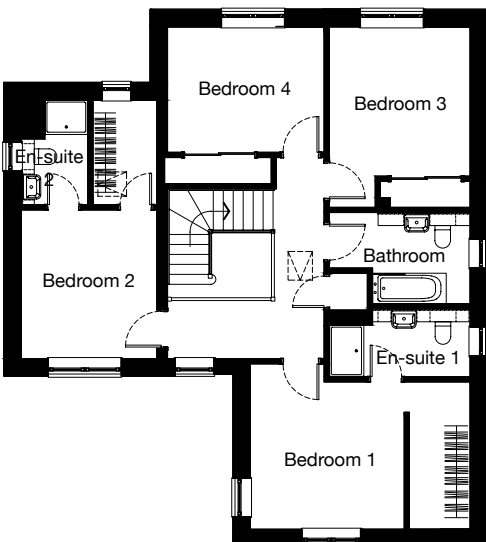
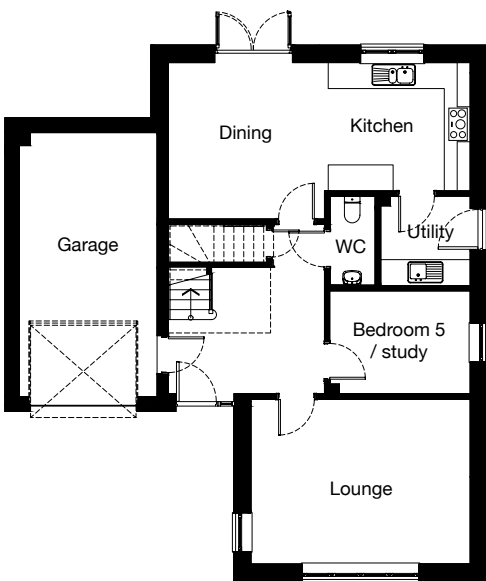


### First Floor

Room	Metric	Imperial
Bedroom 1	3841 x 3433 mm	12' 7" x 11' 3"
En-suite	2762 x 1737 mm	8' 9" x 5' 8"
Bedroom 2	3255 x 3558 mm	10' 8" x 11' 8"
Bedroom 3	3255 x 3146 mm	10' 8" x 10' 4"
Bedroom 4	3121 x 3146 mm	10' 3" x 10' 4"
Bathroom	2120 x 2000 mm	6' 11" x 6' 7"

**Total Floor Area: 156m<sup>2</sup> / 1668ft<sup>2</sup>**

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# KINCRAIG

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5069 x 3808 mm	16' 8" x 12' 6"
Kitchen	3369 x 2966 mm	11' 1" x 9' 9"
Dining	3612 x 3616 mm	11' 10" x 11' 10"
Utility	2069 x 2070 mm	6' 9" x 6' 9"
WC	1040 x 2050 mm	3' 5" x 6' 9"
Study / Bed 5	3249 x 2380 mm	10' 8" x 7' 10"

### First Floor

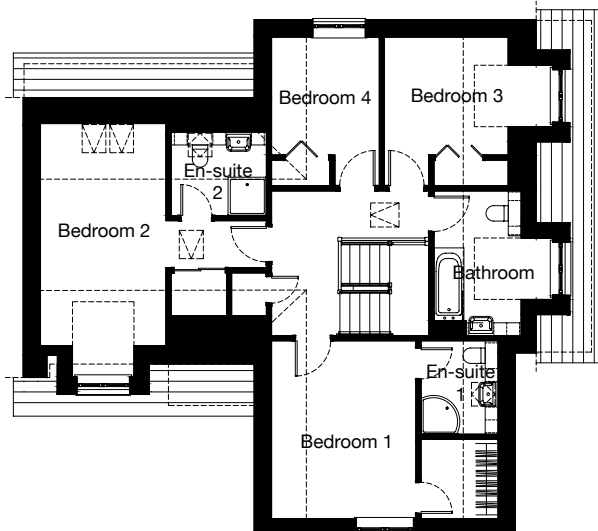
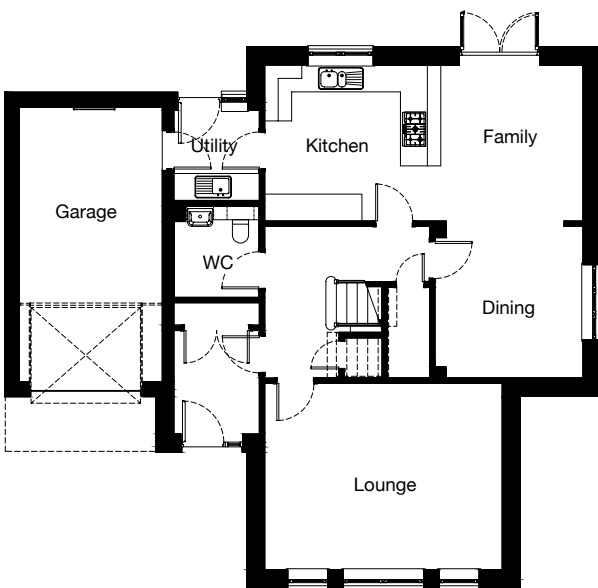
Room	Metric	Imperial
Bedroom 1	3549 x 3181 mm	11' 8" x 12' 6"
En-suite 1	3249 x 1568 mm	10' 8" x 5' 2"
Bedroom 2	3127 x 3431 mm	10' 3" x 11' 3"
En-suite 2	1535 x 2418 mm	5' x 7' 11"
Bedroom 3	3249 x 3446 mm	10' 8" x 11' 4"
Bedroom 4	3613 x 2896 mm	11' 10" x 9' 6"
Bathroom	3249 x 2100 mm	10' 8" x 6' 11"

**Total Floor Area: 167m<sup>2</sup> / 1797ft<sup>2</sup>**

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# CULBIN

## 4 bedroom detached

### Ground Floor

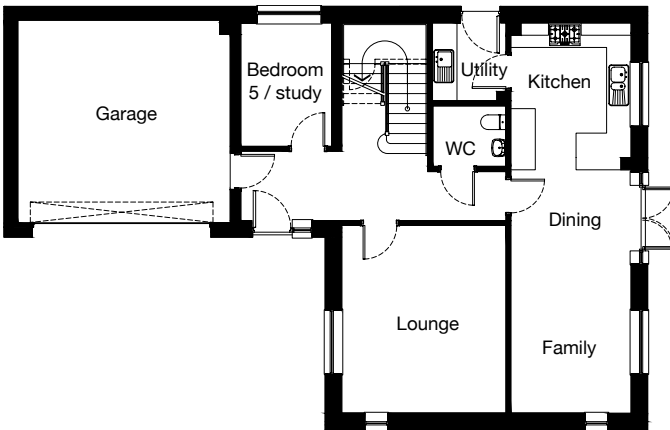
Room	Metric	Imperial
Lounge	5294 x 4155 mm	17' 4" x 13' 8"
Kitchen	3926 x 3480 mm	12' 11" x 11' 5"
Dining	3297 x 3381 mm	10' 10" x 11' 1"
Family	3168 x 3480 mm	10' 5" x 11' 5"
Utility	1905 x 2009 mm	6' 3" x 6' 7"
WC	1885 x 2030 mm	6' 2" x 6' 8"

### First Floor

Room	Metric	Imperial
Bedroom 1	3374 x 4155 mm	11' 1" x 13' 8"
En-suite 1	1800 x 2185 mm	5' 11" x 7' 2"
Bedroom 2	2932 x 5190 mm	9' 7" x 17'
En-suite 2	2228 x 1950 mm	7' 4" x 6' 5"
Bedroom 3	3927 x 2760 mm	12' 11" x 9' 1"
Bedroom 4	2519 x 2760 mm	8' 3" x 9' 1"
Bathroom	2769 x 3382 mm	9' 1" x 11' 1"

**Total Floor Area: 179m<sup>2</sup> / 1921ft<sup>2</sup>**

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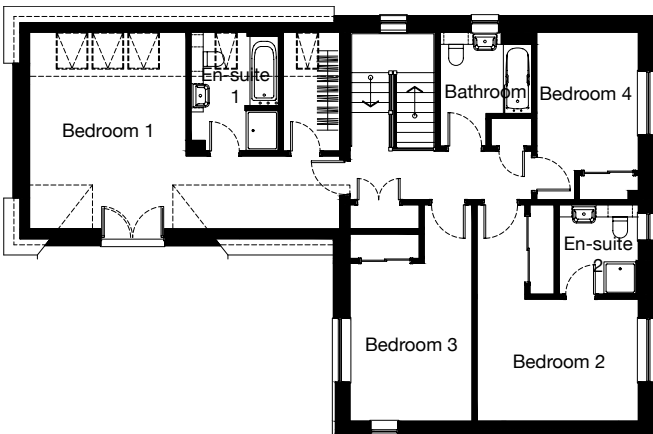


# BOWMORE

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	4026 x 4605 mm	13' 2" x 15' 1"
Kitchen	2948 x 3600 mm	9' 8" x 11' 10"
Dining/Family	2948 x 5969 mm	9' 8" x 19' 7"
Utility	1800 x 1904 mm	5' 11" x 6' 3"
WC	1781 x 1481 mm	5' 10" x 4' 10"
Study/bed 5	2227 x 3024 mm	7' 4" x 9' 11"

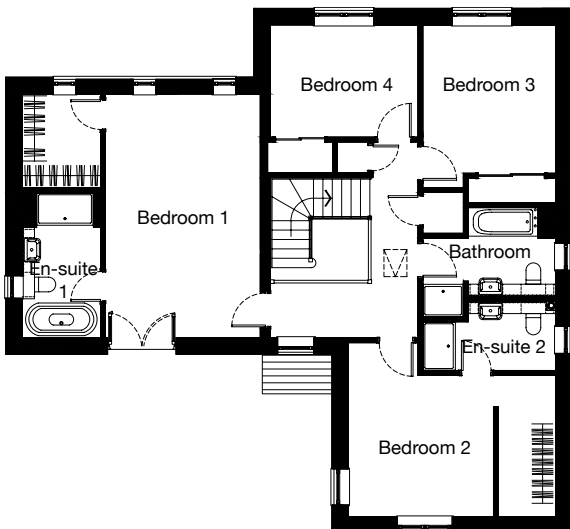
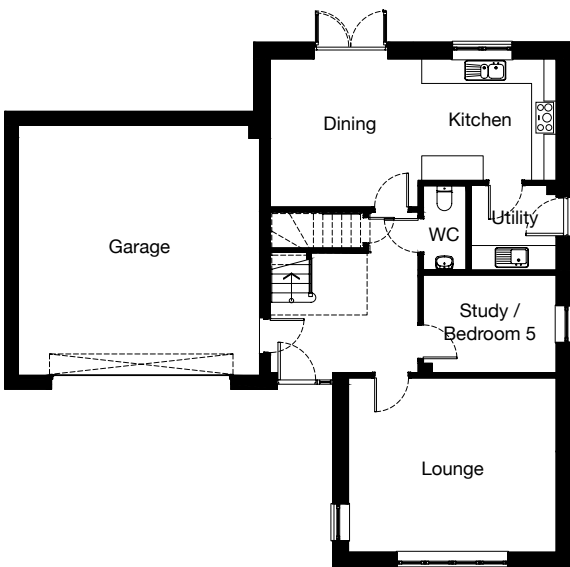


### First Floor

Room	Metric	Imperial
Bedroom 1	7627 x 4844 mm	25' x 15' 11"
En-suite 1	2150 x 2924 mm	7' 1" x 9' 7"
Bedroom 2	3968 x 3005 mm	13' x 9' 10"
En-suite 2	1948 x 2200 mm	6' 5" x 7' 3"
Bedroom 3	3005 x 3885 mm	9' 10" x 12' 9"
Bedroom 4	2500 x 3404 mm	8' 2" x 11' 2"
Bathroom	2248 x 2804 mm	7' 5" x 9' 2"

**Total Floor Area: 186m<sup>2</sup> / 2001ft<sup>2</sup>**

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# DUNROBIN

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5069 x 4257 mm	16' 8" x 14'
Kitchen	3369 x 2966 mm	11' 1" x 9' 9"
Dining	3613 x 3616 mm	11' 10" x 11' 10"
Utility	2069 x 2070 mm	6' 9" x 6' 9"
WC	1040 x 2050 mm	3' 5" x 6' 9"
Study/ Bed 5	3249 x 2380 mm	10' 8" x 7' 10"

### First Floor

Room	Metric	Imperial
Bedroom 1	3792 x 5969 mm	12' 5" x 19' 7"
En-suite 1	1915 x 3549 mm	6' 3" x 11' 8"
Bedroom 2	3549 x 4268 mm	11' 8" x 14'
En-suite 2	3249 x 1693 mm	10' 8" x 5' 7"
Bedroom 3	3249 x 3631 mm	10' 8" x 11' 11"
Bedroom 4	3613 x 2746 mm	11' x 9'
Bathroom	3249 x 2175 mm	10' 8" x 7' 2"

**Total Floor Area: 188m<sup>2</sup> / 2020ft<sup>2</sup>**

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# SPECIFICATION



	BARRA	ARDEN	CRAMOND	MELFORD	DUNNING	KINCRAIG	CULBIN	BOWMORE	DUNROBIN
<b>ELECTRICAL &amp; HEATING</b>									
Full air source heat pump, hot water system	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pre wire cabling for electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WARDROBES</b>									
Standard specification includes sliding mirrored doors or bi-fold wardrobe doors. All soft close.									
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	-	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 4	-	-	✓	✓	✓	✓	✓	✓	✓
<b>INTERNAL DOORS &amp; IRONMONGERY</b>									
Glazed door to public rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors - white ladder style	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATION</b>									
2.4m high ceilings throughout	✓	✓	✓	✓	✓	-	-	-	-
2.7m high ceilings to ground floor, 2.4m ceilings to upper floor (excluding sunrooms)	-	-	-	-	-	✓	✓	✓	✓
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WINDOWS</b>									
Grey externally, white internally	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL DOORS</b>									
Chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey externally, white internally with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL ITEMS / PLOTWORKS</b>									
Monoblock driveway / parking spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front & rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to garden rear and sides	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
External PIR light at front of home	✓	✓	✓	✓	✓	✓	✓	✓	✓
External PIR light at rear of home	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey retractable garage door and frame	-	✓	✓	✓	✓	✓	✓	-	-
Grey insulated roller garage door	-	-	-	-	-	-	-	✓	✓
Grey fascias and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓	✓	✓	✓

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